

Sketch & Description
J.L. Massey Road
Right-of-way Vacation
Sections 12 & 13, Township 29 South, Range 27 East
Polk County, Florida

Legal Description: As Written by SurvTech Solutions

A strip of land being the public right-of-way of J.L. Massey Road per Maintained Right-of-way Map Book 10, Pages 4 through 7 and Official Records Book 7658, Page 284, of the Public Records of Polk County, Florida, said strip of land lying and being in Sections 12 & 13, Township 29 South, Range 27 East, Polk County, Florida, and being more particularly described as follows:

COMMENCE at a point marking the Southeast corner of Section 12, Township 29 South, Range 27 East, Polk County, Florida; thence coincident with the South boundary of the Southeast 1/4 of said Section 12, S 89°14'40" W a distance of 17.00 feet to the POINT OF BEGINNING; thence continue coincident with said South boundary, S 89°14'40" W a distance of 13.00 feet to a point coincident with the Northerly extension of the West right-of-way boundary of St. Helena Road per Official Records Book 7658, Page 284, of the Public Records of Polk County, Florida; thence departing said South boundary, coincident with said Northerly extension, S 00°22'52" E a distance of 40.00 feet to a point coincident with the South right-of-way boundary of J.L. Massey Road per Official Records Book 7658, Page 284, of the Public Records of Polk County, Florida; thence departing said West right-of-way boundary, coincident with said South right-of-way boundary, S 89°14'40" W a distance of 2536.46 feet to a point coincident with the East right-of-way boundary of Big Tank Road per Official Records Book 7658, Page 284, of the Public Records of Polk County, Florida; thence departing said South right-of-way boundary, coincident with the Northerly extension of said East right-of-way boundary, N 00°32'13" E a distance of 52.57 feet to a point coincident with the North maintained right-of-way boundary of J.L. Massey Road per Maintained Right-of-way Map Book 10, Pages 4 through 7, of the Public Records of Polk County, Florida, thence departing said Northerly extension, coincident with said North maintained right-of-way boundary for the following twenty (20) courses: 1.) S 89°57'42" E a distance of 48.69 feet; 2.) thence N 89°24'50" E a distance of 400.00 feet; 3.) thence N 89°59'13" E a distance of 100.00 feet; 4.) thence N 88°50'28" E a distance of 100.01 feet; 5.) thence N 89°24'50" E a distance of 200.00 feet; 6.) thence N 89°36'18" E a distance of 300.00 feet; 7.) thence N 88°50'28" E a distance of 100.01 feet; 8.) thence N 88°50'28" E a distance of 100.01 feet; 9.) thence N 89°24'50" E a distance of 100.00 feet; 10.) thence N 86°33'06" E a distance of 100.13 feet; 11.) thence N 88°50'28" E a distance of 100.01 feet; 12.) thence N 89°59'13" E a distance of 100.00 feet; 13.) thence N 88°16'06" E a distance of 100.02 feet; 14.) thence N 88°50'28" E a distance of 100.01 feet; 15.) thence N 89°59'13" E a distance of 100.00 feet; 16.) thence N 88°50'28" E a distance of 100.01 feet; 17.) thence N 88°16'06" E a distance of 100.02 feet; 18.) thence N 89°59'13" E a distance of 100.00 feet; 19.) thence N 89°59'13" E a distance of 100.00 feet; 20.) thence N 89°59'13" E a distance of 99.92 feet to a point coincident with the West maintained right-of-way boundary of St. Helena Road per Maintained Right-of-way Map Book 2, Pages 61 through 63, of the Public Records of Polk County, Florida; thence departing said North maintained right-of-way boundary, coincident with the Southerly extension of said West maintained right-of-way boundary, S 00°22'30" E a distance of 12.49 feet to the POINT OF BEGINNING.

Containing an area of 131,107.50 square feet, 3.010 acres, more or less.

SURVEY NOTES:

- 1.) Paper copies of this survey are not valid without the original signature and raised seal of a Florida Licensed Surveyor and Mapper. Digital copies are not valid without the digital signature of a Florida Licensed Surveyor and Mapper.
- 2.) The bearing structure for this survey is based on a Florida West State Plane grid bearing of S 89°14'40" W for the South right-of-way boundary of J.L. Massey Road.
- 3.) THIS IS NOT A BOUNDARY SURVEY.

Stacy L. Brown P.S.M. No. 6516
SurvTech Solutions, Inc. LB No. 7340

Drafted By: S. Brown
Date Drafted: 11/26/25

Approved By: S. Brown
Date Approved: 11/27/25

Last Field Date: N/A
Field Book/Page: N/A

Project No.: 252042
Ref. No.: 20200091

Drawing Name: 252042_SK
Revision Date: 12/02/25

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SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS

10220 U.S. Highway 92 East, Tampa, FL 33610

phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340

email: sbrown@survtechsolutions.com <http://www.survtechsolutions.com>

Sketch & Description
J.L. Massey Road
Right-of-way Vacation
Sections 12 & 13, Township 29 South, Range 27 East
Polk County, Florida

Portion of the SE 1/4
of Section 12-29S-27E

Now or Formerly
Parcel Id #:
27-29-12-000000-022000
Blue Water Industries
Florida LLC

Right-of-way Vacation
Total Acreage

131,107.50 Square Feet
3.010 Acres

Now or Formerly
Parcel Id #27-29-12-
000000-024010
Blue Water Industries
Florida LLC

J.L. Massey Road

Big Tank Road

Now or Formerly
Parcel Id #:
27-29-13-860500-000101
Blue Water Industries
Florida LLC

Now or Formerly
Parcel Id #:
27-29-13-860510-000160
Blue Water Industries
Florida LLC

St Helena Road

Portion of the NE 1/4
of Section 13-29S-27E

Now or Formerly
Parcel Id #: 27-29-13-
-860500-000110
Rita & Chris Cerullo

Now or Formerly
Parcel Id #: 27-29-13-
-860500-000130
Blue Water Industries
Florida LLC

Now or Formerly
Parcel Id #:
27-29-13-860510-000170
Blue Water Industries
Florida LLC

Legend

- PSM Professional Surveyor and Mapper
- LB Licensed Business
- OR Official Records
- MRW Maintained Right-of-way
- ⊕ Section Corner



Scale: 1" = 500'

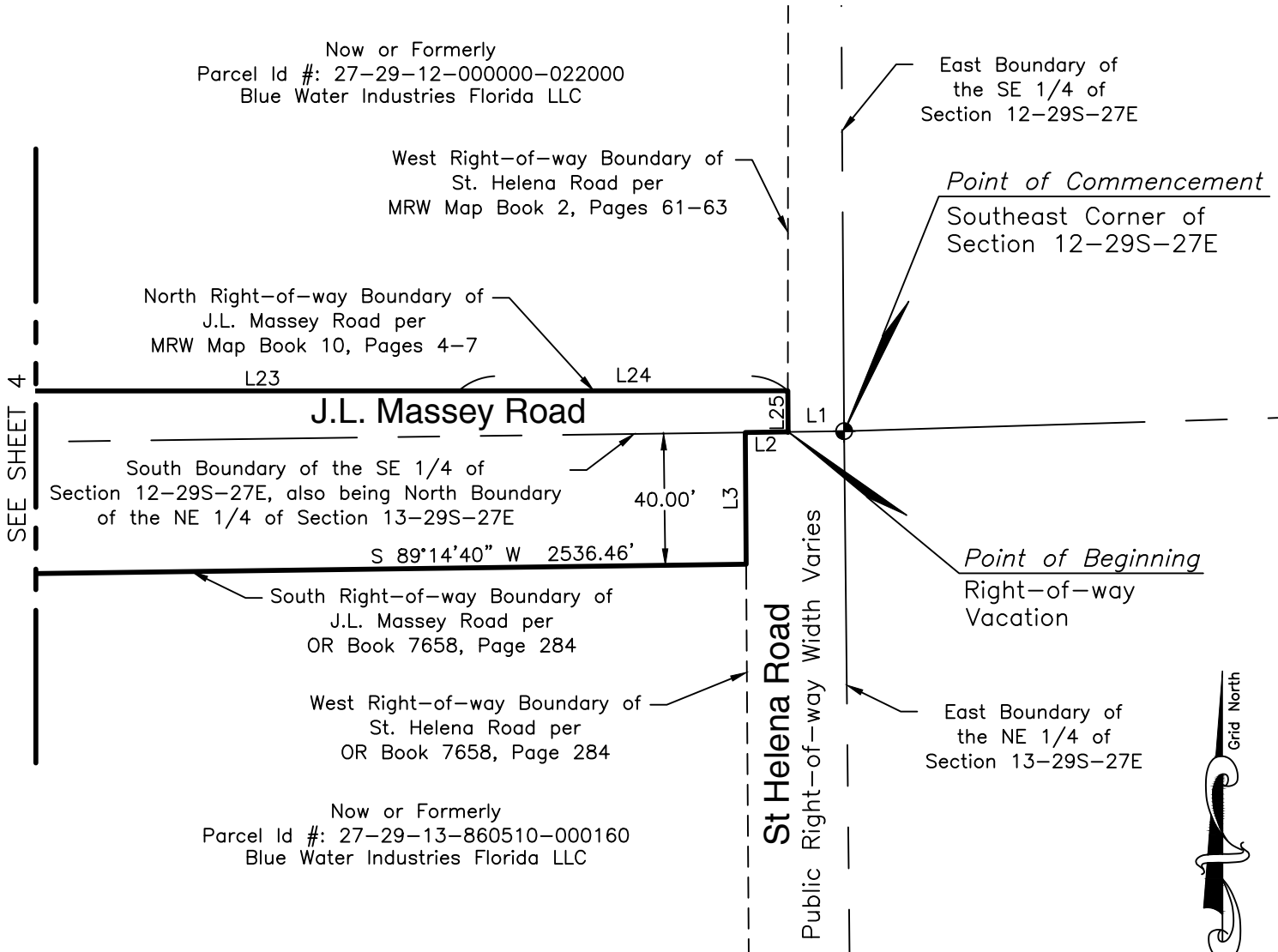
THIS IS NOT A FIELD SURVEY

PROJECT NO.: 252042
REF. No.: 20200091
LAST FIELD DATE: N/A



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Sketch & Description
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Polk County, Florida



NOTE: See Sheet 4 for Line Information



Scale: 1" = 50'

THIS IS NOT A FIELD SURVEY

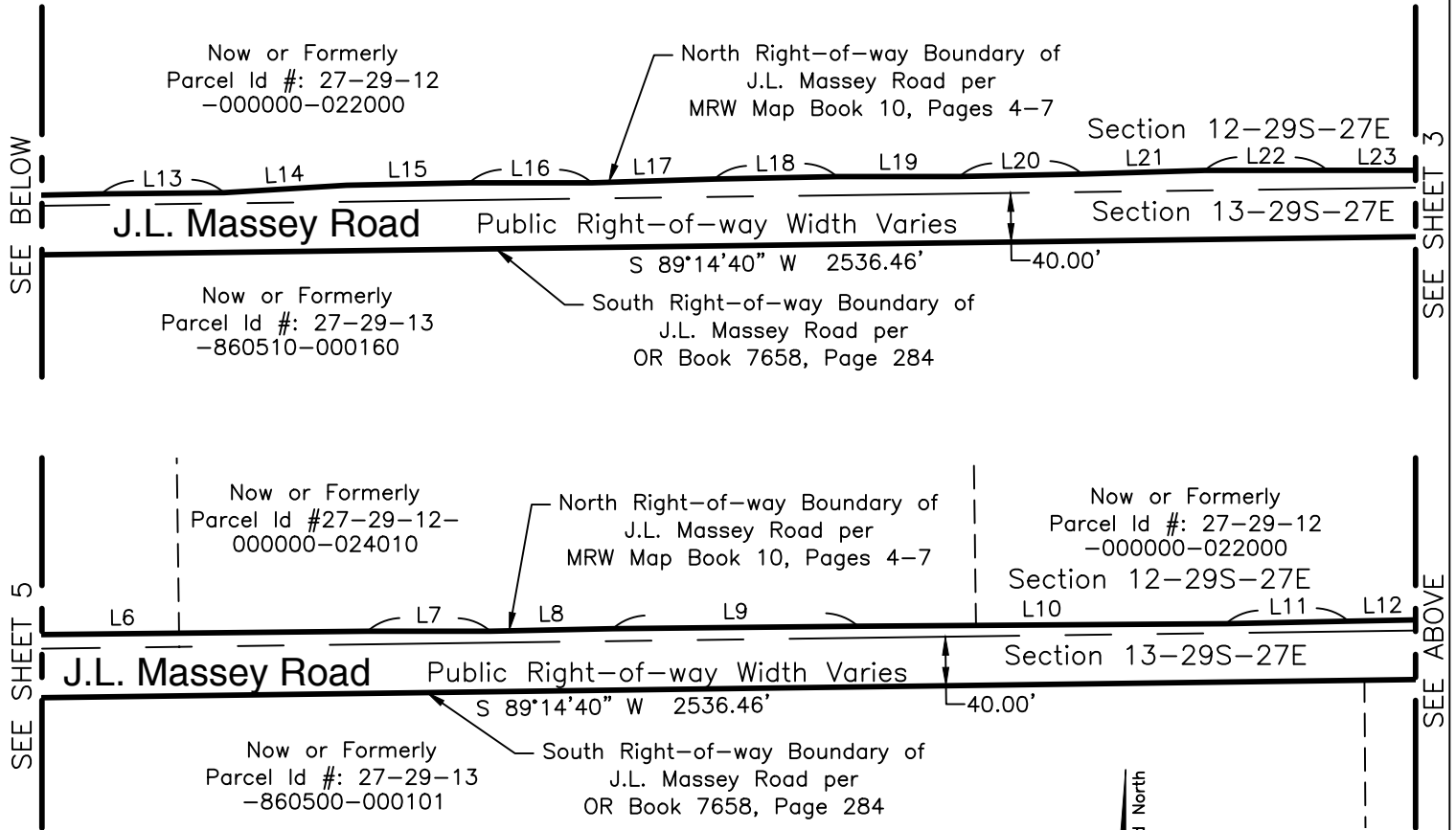
PROJECT NO.: 252042
REF. No.: 20200091
LAST FIELD DATE: N/A



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Line Information:

LINE	BEARING	DISTANCE
L1	S 89°14'40" W	17.00'
L2	S 89°14'40" W	13.00'
L3	S 00°22'52" E	40.00'
L4	N 00°32'13" E	52.57'
L5	S 89°57'42" E	48.69'
L6	N 89°24'50" E	400.00'
L7	N 89°59'13" E	100.00'
L8	N 88°50'28" E	100.01'
L9	N 89°24'50" E	200.00'
L10	N 89°36'18" E	300.00'
L11	N 88°50'28" E	100.01'
L12	N 88°50'28" E	100.01'

Line Information:

LINE	BEARING	DISTANCE
L13	N 89°24'50" E	100.00'
L14	N 86°33'06" E	100.13'
L15	N 88°50'28" E	100.01'
L16	N 89°59'13" E	100.00'
L17	N 88°16'06" E	100.02'
L18	N 88°50'28" E	100.01'
L19	N 89°59'13" E	100.00'
L20	N 88°50'28" E	100.01'
L21	N 88°16'06" E	100.02'
L22	N 89°59'13" E	100.00'
L23	N 89°59'13" E	100.00'
L24	N 89°59'13" E	99.92'
L25	S 00°22'30" E	12.49'



Scale: 1" = 150'

THIS IS NOT A FIELD SURVEY

PROJECT NO.: 252042
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 LAST FIELD DATE: N/A



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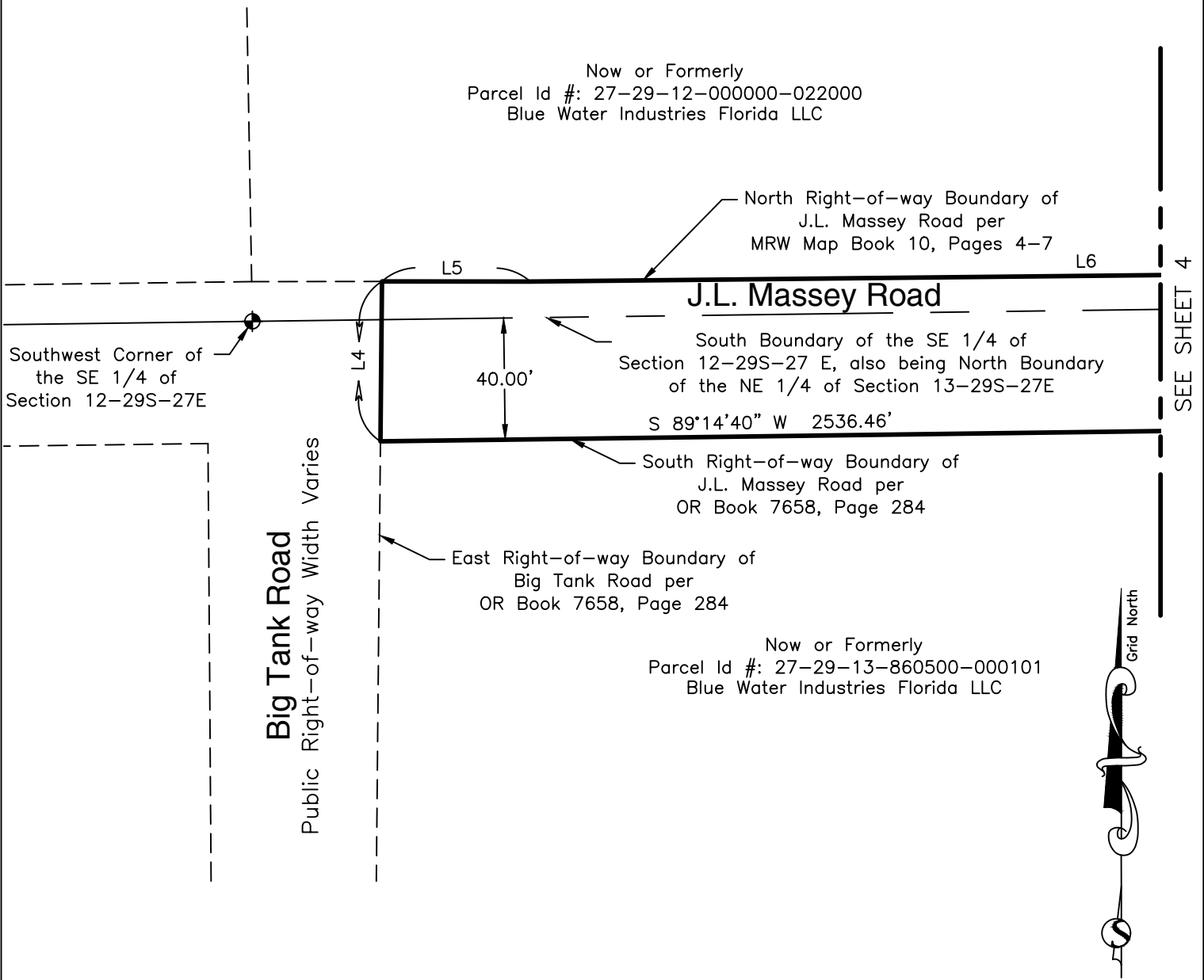
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Polk County, Florida

Now or Formerly
 Parcel Id #: 27-29-12-000000-022000
 Blue Water Industries Florida LLC



SEE SHEET 4



Scale: 1" = 50'

NOTE: See Sheet 4 for Line Information

THIS IS NOT A FIELD SURVEY

PROJECT NO.: 252042
 REF. No.: 20200091
 LAST FIELD DATE: N/A



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